

# UNOFFICIAL COPY



Doc# 1909545059 Fee \$44.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/05/2019 01:34 PM PG: 1 OF 4

File Number: DS7151-18000527

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording, Send To:  
2600 Maitland Center Drive,  
Suite 260, Maitland, FL 32751

Mail Tax Statements To: Iram Vimawala: 37 Olympic Barrington, IL 60010

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**15-15-215-012-0000**

## SPECIAL WARRANTY DEED

Bank of America, N.A, hereinafter grantor, whose tax-mailing address is 7105 Corporate Dr. Plano, TX 75024, for \$66,675.00 (Sixty Six Thousand Six Hundred Seventy Five Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to Iram Vimawala, hereinafter grantee, whose tax mailing address is 37 Olympic Barrington, IL 60010, the following real property:

The land hereinafter referred to is situated in the City of Maywood, County of Cook, State of IL, and is described as follows: Lot 8 in Cummings and Foreman Real Estate Corporation Resubdivision of Lots 29, 30, 58, 59, 84, 87, 88, 89, 90, 91, also the Southwesterly 35 feet of Lot "A" in Seminary Addition to Maywood being a Subdivision of part of the Northeast 1/4 of Section 15, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois

Property Address is: 1208 South 11th Avenue, Maywood, IL 60153

Prior instrument reference: 1602934076

VILLAGE OF MAYWOOD *fm*

\$ 268.00

Real Estate Transfer Tax Paid *Nanka S.*

3/20/19

REAL ESTATE TRANSFER TAX 05-Apr-2019



COUNTY: 0.00  
ILLINOIS: 67.00  
TOTAL: 67.00

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15-15-215-012-0000 | 20190201608914 | 1-381-745-568

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The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor covenants to and agrees with Grantee, that Grantor will warrant and defend the property conveyed unto the Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through, from, or under the Grantor and no others whatsoever.

Executed by the undersigned on February 12, 2019 :

**Title365 Company as Attorney-in-Fact for Bank of America, National Association**

Signature: [Handwritten Signature] 2-12-19

Full Legal Name: Jennifer Torres

Title: Deed Team Lead

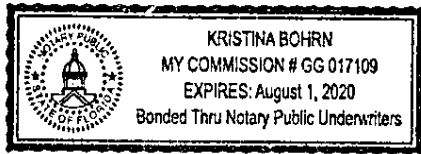
Employer: Title365 Company

STATE OF Florida

COUNTY OF Orange

SWORN TO and subscribed to me this 12 day of February, 2019, by Jennifer Torres, as an Deed Team Lead of Title365 Company as Attorney-in-Fact for Bank of America, National Association He/She ( ) is personally known to me or ( ) produced Driver's License as identification.

[Handwritten Signature] 2-12-19  
Notary Public Kristina Bohrn  
My commission Expires: 8/1/20



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MUNICIPAL TRANSFER STAMP  
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP  
(If Required)

EXEMPT under provisions of Paragraph \_\_\_\_\_ Section 31-45, Property Tax Code.

Date: \_\_\_\_\_

\_\_\_\_\_  
Buyer, Seller or Representative

**COOK COUNTY  
RECORDER OF DEEDS**

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Title365 Company as Attorney-in-Fact for Bank of America, N.A.

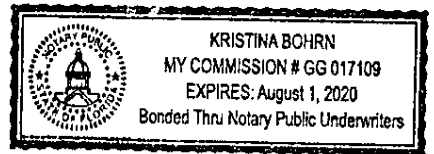
Dated February 12, 2019

State of Florida  
County of Orange

Jennifer Torres  
Signature of Grantor or Agent

Jennifer Torres  
Title365 Company - Deed Team Lead  
Subscribed and sworn to before

Me by the said Jennifer Torres  
this 12 day of February,  
2019.



NOTARY PUBLIC

Kristina Bohrn - Exp: 8/1/20

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Title365 Company as Attorney-in-Fact for Bank of America, N.A.

Date February 12, 2019

Jennifer Torres  
Signature of Grantee or Agent

Jennifer Torres  
Title365 Company - Deed Team Lead  
Subscribed and sworn to before

Me by the said Jennifer Torres  
This 12 day of February  
2019.

State of Florida  
County of Orange



NOTARY PUBLIC

Kristina Bohrn - Exp: 8/1/20

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)